

Attachment 11 Design Deficiencies Documentation

District of Columbia Housing Authority

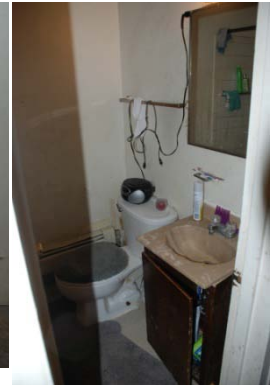
File: Att11 DesignDeficienciesDoc

## **Photos of Design Deficiencies**

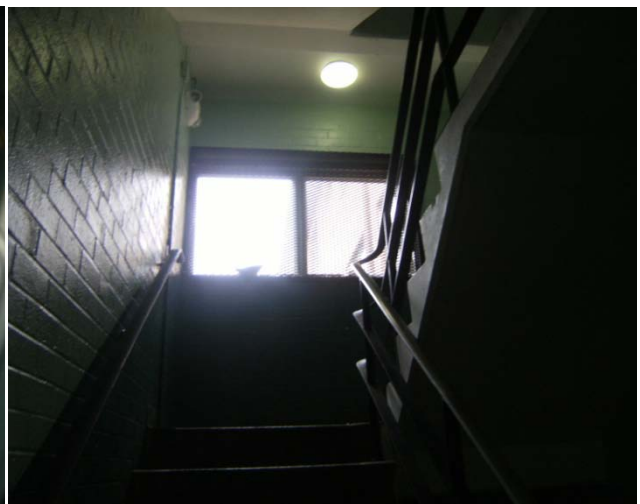
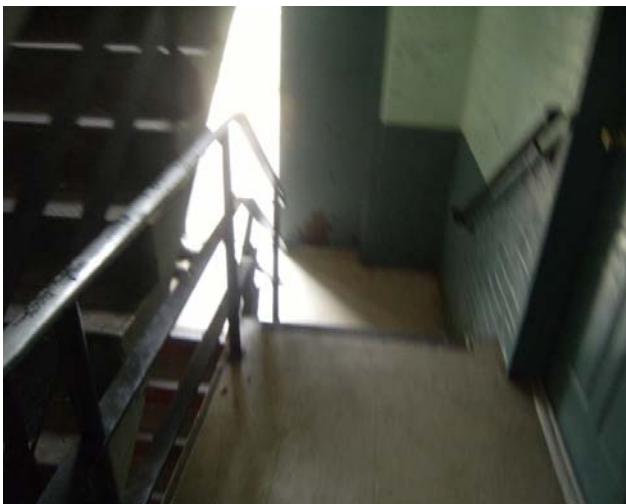
**The site design, and very large units, results in high density and concentrated poverty**



**The rooms are very small and lack adequate closet space**



**Stairwells are dark, unsafe and inadequate in size to move large objects**



Note: Also see Attachment 10 letter and Exhibit D narrative for description of Design Deficiencies.

**The site has much indefensible space, with units that open to courtyards in the center of the property or alley ways behind the units**



**Utility expenses from inefficient windows, and excessive use of radiators and air conditioners**



**With many steps and cracked sidewalks, the site is largely inaccessible to mobility-impaired individuals**



Attachment 12: Need-Part I Violent Crimes Documentation

District of Columbia Housing Authority

File: "Att12 ViolentCrimeDoc"



**Strategic Services Bureau  
Research and Analysis Branch**

300 Indiana Avenue NW, Room 4046, Washington D.C., 20001, (202) 727-4174

August 2, 2011

Adrianne Todman, Director  
DC Housing Authority  
1133 North Capitol Street  
Washington, DC 20002

Dear Ms. Todman:

Per your request, I am providing statistics related the Part I crime rate per 1,000 persons for the Metropolitan Police Department's Patrol Service Area (PSA) of 601 as compared to citywide. The source of this data is our yearly submission to the FBI for purposes of the Unified Crime Report. It has been certified accurate and complete at the time of submission. The census data is based on published census counts for Washington, DC as of 2000 and 2010.

The PSA 601 Part I crime data and population counts were extracted from the citywide datasets using Arc\_GIS to extract all crime and population counts within PSA 601.

Citywide			
Year	Part 1 Violent Crimes	Population	Rate per 1000
2008	36,945	570,761	64.7
2009	34,649	570,761	60.7
2010	35,070	601,723	61.4

PSA 601			
Year	Part 1 Violent Crimes	Population	Rate per 1000
2008	295	5,142	57.4
2009	306	5,142	59.5
2010	283	5,574	50.9

Respectfully,

Brenda Eich  
Director  
Research and Analysis Branch  
Strategic Services Bureau

Attachment 13 Planning Schedule

District of Columbia Housing Authority

File: Att13 PlanningSchedule

Planning Schedule

	Month																							
Activity	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
DCHA Is the Housing Lead																								
Community Kick-Off Meeting																								
KC/ KPRMC Kick-Off Meeting																								
Choice/ Promise Meetings																								
KC/KPRMC Meetings																								
Residents Needs Assessment																								
Identify Gaps in Services and Assets																								
Physical Needs Assessment																								
KC/KPRMC Pre-Charrette/ training/ outreach																								
Community Pre-Charrette/ training/ outreach																								
KC/KPRMC Design Charrette																								
Community Design Charrette																								
Market and Economic Feasibility analysis																								
Prepare drafts plans KC/KPRMC and Community																								
Draft plan to KC/KPRMC and Community																								
Revised Plan to KC/KPRMC and Community																								
Final Transformation Plan Complete																								

Attachment 14 Budget

District of Columbia Housing Authority

File: Att14 Budget

# Choice Budget for Parkside Kenilworth Planning Effort

<u>ITEM</u>	<u>USES</u>	<u>SOURCES</u>					<i>Total</i>
		<i>DC Gov</i>	<i>DCHA</i>	<i>Choice</i>	<i>Partner Contrib</i>		
CASH							
Planning Coordinator*							
Torti (master planner)							
Howard Univ (data/eval)							
Misc. Consultants							
DCHA Admin (20% - Choice, 10% - DC Grants)							
TOTAL CASH							
IN-KIND							
Video documentation							
Meeting Space							
Personnel - Stakeholder, wk groups, misc.							
TOTAL IN-KIND							
<b>GRAND TOTAL</b>							

\* Includes Needs Assessment, Market Assessment, Geotech and Environmental Consultants

Attachment 15 Documentation to Support Consistency with Other Planning Efforts

District of Columbia Housing Authority

File: Att15 DocSupportConsistency

***Making an IMPACT...***



## **2012 Moving to Work Plan**

**Adrianne Todman  
Executive Director**



**3. Description of any new Public Housing units to be added during FY2012 by development (specifying bedroom size, type, accessible features, if applicable).**

Currently, DCHA is increasing Public Housing units in the District through development projects at Capper Carrollsburg, Gibson Plaza and Mathews Memorial. In FY2012, DCHA will continue to add Public Housing units in these developments, along with units at Parkside Addition, Victory Square, Hayes Street and The Avenue. The Agency will continue to partner with nonprofit and other developers to generate new Public Housing units within their development projects.

**Table 2.1 New Public Housing Units to be Added in FY2012**

Development	# of Planned Units	Bedroom Sizes	Type	New Construction \ Rehab	Description
Gibson Plaza	10	Eff = 2 2 bdrm = 8	Family	Rehab	The site's unit complement will consist of a total of 217 units, including 53 Public Housing units. More than 80% of the total project will be completed in FY11, including 43 of the 53 public housing units. In addition to the Public Housing units, the completed site will consist of 20 project-based voucher units, 122 HUD Loan Management Set-Aside (LMSA) units, 20 market-rate units and 2 non-revenue units.
Mathews Memorial Terrace	35	1 bdrm = 3 2 bdrm = 27 3bdrm = 5	Family	New	Once completed, this project will consist of a total of 99 units of new construction in a mixed finance transaction that includes ARRA funding. Thirty-five units are programmed as replacement ACC units for Barry Farm. Two of the Public Housing units being created will be UFAS compliant.
4427 Hayes Street, NE	9	2 bdrm = 6 3 bdrm = 3	Family	Rehab	The substantially rehabilitated 2-story walk-up will have a total of 26 units, of which nine are programmed as replacement ACC (operating subsidy only) units for Lincoln Heights. Two of the Public Housing units being created will be UFAS compliant.
Capper Carrollsburg	24	2 bdrm = 3 3 bdrm = 14 4 bdrm = 7	Family	New	Capper Carrollsburg is a multi-component HOPE VI redevelopment site. In this component, 163 total units will be constructed. Forty-seven of these units will be Public Housing, with 23 completed in FY2011 and 24 scheduled to be completed in FY2012. The Public Housing units will be contained within a for-sale row house community. The 47 Public Housing units will contain a mixture of 2, 3 and 4 bedrooms. When fully constructed, the Capper site will contain over 1,600 total units, of which 707 will be Public Housing units.



Development	# of Planned Units	Bedroom Sizes	Type	New Construction\ Rehab	Description
Victory Square	35	1 bdrm = 35	Elderly	New	This new development will have a total of 98 units designated Elderly only. Low Income Housing Tax Credit (LIHTC) financing will be utilized on all the units, including the 35 Public Housing units.
Parkside Addition	42	1 bdrm = 10 2 bdrm = 24 3 bdrm = 8	Family	New	The newly constructed 125 unit development will have 42 Public Housing units and 83 Homeownership units.
The Avenue	27	1 bdrm = 21 2 bdrm = 6	Family	New	There will be a total of 83 newly constructed LIHTC units, of which there will be 27 ACC units.
<b>TOTAL</b>	<b>205</b>				

**4. Number of Public Housing units to be removed from the inventory during the year by development, specifying the justification for the removal.**

DCHA is continuing to identify opportunities to improve the quality of its housing inventory available to low-income families, and to provide opportunities for homeownership to Public Housing residents and other Public Housing-eligible households. The Agency is being proactive by updating its long range planning exercise and looking into possible alternative scenarios to address the redevelopment and modernization needs of its Public Housing sites. During FY2012, DCHA will continue to review and study various funding alternatives and redevelopment opportunities. DCHA plans to apply for demolition and/or disposition of some of its Public Housing in order to leverage funds to proceed with its redevelopment plans.

The ability to move forward on these plans depends on a variety of factors including economic conditions, the tight credit markets and the availability of financing. Funding will be sought through a myriad of sources including, but not limited to, HOPE VI, Choice Neighborhood Initiatives, Low Income Tax Credits, Historic Tax Credits, New Market Tax Credits, tax-exempt bonds, FHA financing, and private financing. It is hoped that some of these factors will align to permit proceeding on a number of properties during FY2012.

Based on a thoughtful process of assessing viable planning projects, up to 1,428 units are being considered for potential disposition/demolition. However, demolition timetables and the list of disposition/demolition candidate properties will be determined as planning and development evolve. The following provides a snapshot of the development activities DCHA is exploring.



In the past, DCHA has successfully utilized HOPE VI to redevelop many of its most distressed Public Housing sites. DCHA continues to consider HOPE VI as a viable Public Housing redevelopment financing option. DCHA applied for, but was not awarded, a FY2010 HOPE VI Revitalization grant for the Highland Addition (118 units). Depending on the availability of future HOPE VI funding and the requirements of the NOFA in FY2012, DCHA may submit applications for one or more of the following developments: Highland Addition, Barry Farm/Wade Apartments (444 units), or Potomac Gardens (352). If awarded, disposition/demolition would take place in order to redevelop the site. Given the uncertainty of future appropriations for HOPE VI, DCHA will continue to explore alternative funding for the redevelopment of these sites. **In addition, DCHA intends to apply for the FY2011 Choice Neighborhoods Initiative Implementation grant for the Parkside/Kenilworth neighborhood. If awarded up to 290 public housing units would be impacted by the redevelopment of the site.**

Despite the economic downturn in the real estate market, the election of a new Mayor in the District of Columbia and the appointment of new housing and economic development staff in the new administration may bring new life into the District's New Communities Initiative. Although District funding for the New Communities Initiative is limited, DCHA continues to engage public housing residents, community stakeholders, developers, and others in long-range planning for Park Morton (174 units).

Finally, DCHA struggles, like many large Public Housing Authorities, with the inefficiencies inherent in the management of its scattered site portfolio. As part of DCHA's ongoing efforts to replace Public Housing units that are inefficient to operate with more efficient Public Housing stock, to provide homeownership opportunities and to generate funds to produce new affordable units, DCHA is planning the disposition of its scattered site Public Housing units in concert with development of replacement housing. This could impact up to 50 units.

##### **5. Number of MTW Housing Choice Voucher (HCV) units authorized.**

As of October 1, 2011 (the start of FY 2012), DCHA's MTW HCV authorized unit count will be **12,752**.

It should also be noted that during FY2012, 32 non-MTW vouchers will convert to MTW vouchers, increasing the total MTW HCV authorized unit count to **12,784** by the end of FY2012.

##### **6. Number of non-MTW HCV units authorized.**

As of October 1, 2011, DCHA's non-MTW Vouchers authorized unit count will be **940**. This includes additional 137 non-MTW Vouchers that are expected to be awarded to DCHA by the end of FY2011. Those vouchers are:



## **DISTRICT OF COLUMBIA HOUSING AUTHORITY BOARD OF COMMISSIONERS**

**DISTRICT OF COLUMBIA HOUSING AUTHORITY  
1133 NORTH CAPITOL STREET, NORTHEAST  
WASHINGTON, D.C. 20002-7599**

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### **REGULAR MONTHLY MEETING**

**WEDNESDAY, JULY 13, 2011**

**1:00 P.M.**

### **A G E N D A**

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#### **V. RESOLUTIONS**

**D. RESOLUTION 11-18**

**TAB 5**

**To Authorize The Executive Director to  
Submit a Choice Neighborhoods Initiative  
Planning Grant Application to HUD for the  
Kenilworth-Parkside Neighborhood**

1. Description of Resolution
2. Public Comment on Resolution
3. Board Action on Resolution

#### **VI. ANNOUNCEMENTS**

#### **VII. ADJOURNMENT**



See page 12 of Five-Year Consolidated Plan for  
Parkside Kenilworth Neighborhood.

# *Five-Year Consolidated Plan for the District of Columbia*

*June 13, 2011*



Department of Housing and Community Development

John E. Hall, Acting Director



DHCD's mission is to **create** and **preserve** opportunities for **affordable housing** and **economic development** and to **revitalize underserved communities** in the District of Columbia.



## WHAT IS THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA?

- The 5-year Consolidated Plan covers Fiscal Years 2011 through 2015
- The FY 2011 Annual Action Plan contains the first-year plan for implementation of strategies over the 5-year Consolidated Plan timeframe
- Focuses on the needs of low to moderate income District residents
- Identifies policies and strategies to address housing and community development needs
- Governs the District's use of . . . . .
  - Community Development Block Grants ("CDBG")
  - the HOME Investment Partnerships Program ("HOME")
  - the Emergency Shelter Grant Program ("ESG") - *Dept. of Human Services*
  - Housing Opportunities for Persons with Aids ("HOPWA") - *Dept. of Health*



## WHAT IS THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA?

- DHCD undertakes this work within the context of a local government committed to a **sustainable** city with complete neighborhoods.
- The Five-Year Consolidated Plan builds extensively on the District's Comprehensive Plan, *"Growing an Inclusive City: From Vision to Reality"*, adopted in 2006.
- This "blueprint" for the District, which guides future development , is implemented through the lens of 5 specific themes:

*Managing growth and change*  
*Creating successful neighborhoods*  
*Increasing access to education and employment*  
*Connecting the whole city*  
*Building green and healthy communities*



## WHAT IS THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA?

- These themes are closely calibrated to the six Livability Principles recently released by the federal Partnership for Sustainable Communities (HUD, DOT & EPA):

*Provide more transportation choices*

*Promote equitable, affordable housing*

*Enhance economic competitiveness*

*Support existing communities*

*Coordinate policies and leverage investment*

*Value communities and neighborhoods*

- DHCD's mission aligns with a number of the Livability Principles, most notably, promoting equitable, affordable housing; supporting existing communities; and valuing communities and neighborhoods.

- Beyond these “core” agency principles, DHCD coordinates with other District agencies to ensure that all Livability Principles are embodied in our built environment (DMPED, DDOT, WMATA, DCHA, HFA, DMH, DDOE, DOH, DHS).



## **THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: HOW WAS IT DEVELOPED?**

- Consulted with government agencies, affordable housing developers, community stakeholders, and residents working in fair housing and homeless services; lead-based paint programs; metropolitan-wide planning; HOPWA activities; and public housing.
- Collected input from the community via survey, stakeholder meetings, public hearings, and interaction with housing, health, and social service providers.
- Proactively sought public participation, particularly from historically under-represented populations via the Citizen Participation Plan, which is designed to encourage participation by low- and moderate-income persons, minority and non-English speaking persons, residents of public and assisted housing developments, and, in particular, persons living in areas where federal grant funds are slated for use.



## **THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?**

- Given external constraints on revenue generation and the availability of land for continued growth, housing development and the retention and attraction of taxpaying residents is key part of the Mayor's economic development strategy.
- Stabilizing neighborhood housing is combined with DHCD's support for retention and growth of neighborhood businesses as a source of local jobs, economic opportunity and neighborhood vitality.
- The focus on neighborhood-level economic opportunity combined with retention of affordable housing will assist more vulnerable populations presently residing in the District of Columbia.



## THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

***For households with incomes at or below 30% of AMI . . . . .***

- RENTAL

- Seniors w/ High Housing Cost Burden
- Small & Large Families w/ High Housing Cost Burden
- Special needs residents w/ High Housing Cost Burden
- Permanent Supportive Housing for the Homeless (w/ DHS)

- HOMEOWNERSHIP

- Cooperative Ownership (via “TOPA”)



## THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

***For households with incomes between 31% and 50% of AMI. . . . .***

- RENTAL

- Seniors w/ High Housing Cost Burden
- Large Families w/ High Housing Cost Burden
- Special needs residents w/ High Housing Cost Burden
- Permanent Supportive Housing for the Homeless (w/ DHS)

- HOMEOWNERSHIP

- Seniors w/ High Housing Cost Burden
- Large Families w/ High Housing Cost Burden
- Special needs residents w/ High Housing Cost Burden



## THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

***For households with incomes between 51% and 80% of AMI. . . . .***

- RENTAL

- Seniors w/ High Housing Cost Burden
- Large Families w/ High Housing Cost Burden
- Special needs residents w/ High Housing Cost Burden

- HOMEOWNERSHIP

- Seniors w/ High Housing Cost Burden
- Small & Large Families w/ High Housing Cost Burden



## THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

### ***Targeted Neighborhoods for both Rental & Homeownership . . . . .***

- Neighborhood Stabilization Program (“NSP”) Target Areas
  - Ward 5: Ivy City/Trinidad
  - Ward 7: Deanwood
  - Ward 8: Historic Anacostia/Congress Heights
- New Communities Target Areas
  - Ward 1: Park Morton
  - Ward 6: Northwest One
  - Ward 7: Lincoln Heights/Richardson Dwellings
  - Ward 8: Barry Farm

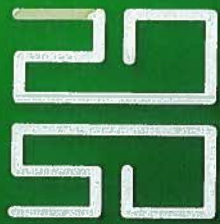


## THE FIVE-YEAR CONSOLIDATED PLAN FOR THE DISTRICT OF COLUMBIA: WHAT ARE THE HOUSING PRIORITIES?

### ***Targeted Neighborhoods for both Rental & Homeownership . . . . .***

- Specific Ward Target Areas
  - Ward 1: Park Road/Mt. Pleasant Street/Upper Georgia Avenue
  - Ward 4: Upper Georgia Avenue
  - Ward 7: Deanwood & Ward-wide
  - Ward 8: Ward-wide
- Neighborhoods within ½ mile of Metrorail stations & Metrobus stops
- Neighborhoods within ½ mile of the District's forthcoming Streetcar stops

# Region



# Forward.®

A Comprehensive Guide for Regional Planning  
and Measuring Progress in the 21st Century

Prepared by the Greater Washington 2050 Coalition  
Approved by the COG Board of Directors on January 13, 2010

# Greater Washington 2050 Coalition

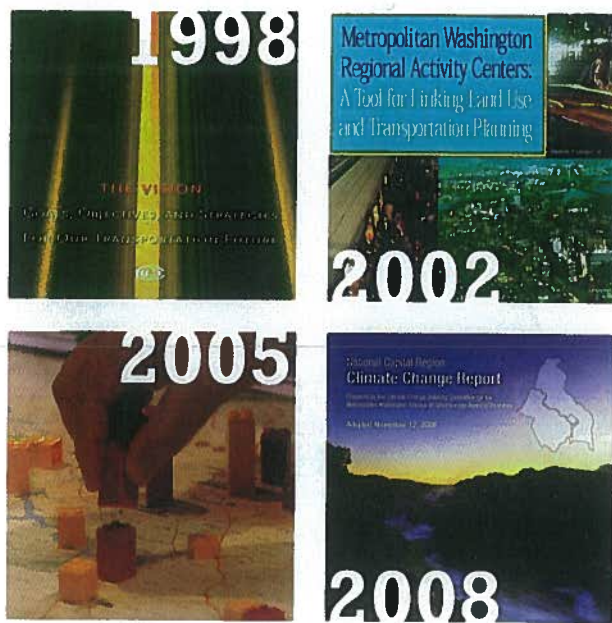
## *Fresh Approach to Regional Challenges*

In the years before the creation of the Greater Washington 2050 Coalition, momentum had been building to create a comprehensive regional vision. It was a unique time for the region. Workshops and conferences encouraged people to think about long-range planning for additional residents and jobs. New issues like climate change demanded a different, more integrated way forward. Area leaders recognized the increasing level of agreement on the big issues of growth, transportation, and the environment. They also sensed growing frustration that the “business as usual” approach to these challenges would limit future success.

As the association of elected officials from the District of Columbia, suburban Maryland and Northern Virginia, COG was involved in the visioning process every step of the way. In 2007, as part of its 50th anniversary, COG held a special *Futures Forum* to build on the earlier workshops and conferences. It helped strengthen area leaders’ resolve to try a new, more comprehensive approach to regional planning.

In 2008, the COG Board of Directors formed the Greater Washington 2050 Coalition. They invited elected officials and business and civic leaders to guide the initiative to make sure the effort would be inclusive. Rather than launch a new visioning process that could take several years, the Coalition’s challenge was to tie together earlier work in a comprehensive way. Setting the stage for swift action, the COG Board gave the Coalition 18 months to complete its task.

The Coalition began its work by studying visioning efforts in other regions such as Denver, San Diego, and Chicago. It also focused on identifying shared, regional goals. Coalition members combed through local government vision plans and thought about ways to integrate COG’s most influential recent plans like the 1998 *Transportation Planning Board (TPB) Vision*, the 2002 *Regional Activity Centers*, and the 2008 *National Capital Region Climate Change Report*.



### **BUILDING BLOCKS:**

The *TPB Vision* created a framework to guide regional transportation investments in the 21st Century.

*Regional Activity Centers* maps transformed how leaders thought about regional planning and concentrating development around jobs.

The *Reality Check on Growth* event challenged area leaders to find a place in the region for millions of new regional jobs and residents.

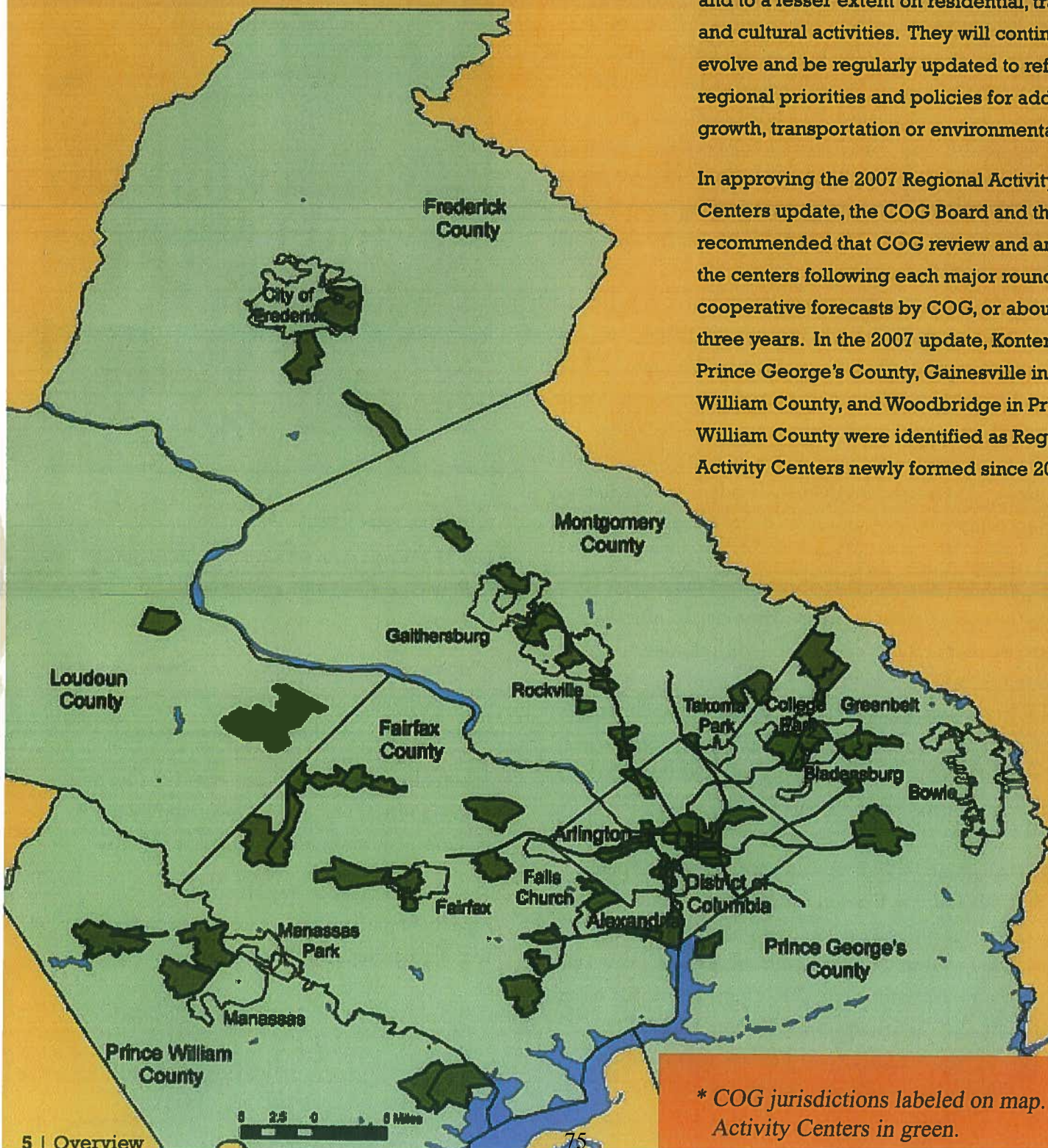
The *Climate Change Report* created recommendations for sustainable growth and reducing greenhouse gas emissions.

## Regional Activity Centers 2007 Map Update

### EVOLVING CENTERS:

Regional Activity Centers are determined by current local comprehensive plans and zoning approved to accommodate existing and future employment and housing growth. They are largely based on employment concentrations and to a lesser extent on residential, transit, and cultural activities. They will continue to evolve and be regularly updated to reflect regional priorities and policies for addressing growth, transportation or environmental issues.

In approving the 2007 Regional Activity Centers update, the COG Board and the TPB recommended that COG review and amend the centers following each major round of cooperative forecasts by COG, or about every three years. In the 2007 update, Konterra in Prince George's County, Gainesville in Prince William County, and Woodbridge in Prince William County were identified as Regional Activity Centers newly formed since 2002.



\* COG jurisdictions labeled on map.  
Activity Centers in green.

# Sustainability

Healthy air, water, and land, abundant renewable energy sources, and a smaller carbon footprint

## Goals



A significant decrease in greenhouse gas emissions, with substantial reductions from the built environment and transportation sector



Efficient public and private use of energy region-wide, with reliance upon renewable energy and alternative fuels for buildings, vehicles, and public transportation



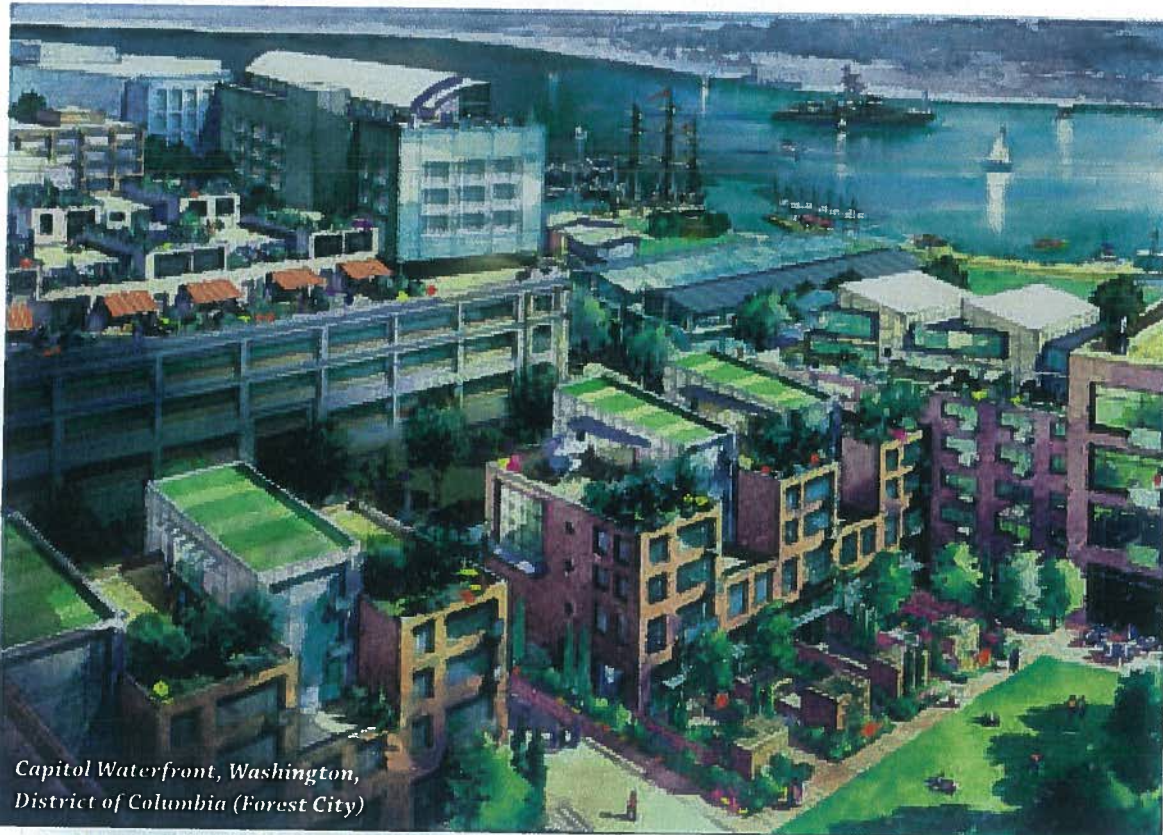
Enhancement of established neighborhoods of differing densities with compact, walkable infill development, rehabilitation and retention of historic sites and districts, and preservation of open space, farmland and environmental resource land in rural areas



Protection and enhancement of the region's environmental resources by meeting and exceeding standards for our air, water, and land



Preservation and enhancement of our region's open space, green space, and wildlife preserves



Capitol Waterfront, Washington,  
District of Columbia (Forest City)

# Accessibility

Walkable, mixed-use communities with housing and transportation choices

## Goals



Transit-oriented mixed-use communities emerging in Regional Activity Centers that will capture new employment and household growth.



A transportation system that maximizes community connectivity and walkability, and minimizes ecological harm to the region and world beyond.



A variety of housing types and choices in diverse, vibrant, safe, healthy, and sustainable neighborhoods, affordable to persons at all income levels.



A broad range of public and private transportation choices for our Region which maximizes accessibility and affordability to everyone and minimizes reliance upon single occupancy use of the automobile.



*Tysons Corner, Fairfax County, Virginia  
(Tysons Corner Land Use Task Force)*

# Livability

**Vibrant, safe and healthy neighborhoods**

## Goals



Make the production, preservation, and distribution of affordable housing a priority throughout the region



Healthy communities with greater access to quality health care and a focus on wellness and prevention



Provide access and delivery of quality social services to all residents



Safe communities for residents and visitors



Partnerships that manage emergencies, protect the public health, safety, welfare, and preserve the lives, property and economic well-being of the region and its residents



*Twinbrook Station, Rockville, Maryland (JBG)*



## Base Data and Analysis

IN ORDER TO UNDERSTAND the study area, a basemap of existing conditions, referred to as a Portrait, was assembled to depict the location of all buildings, streets, and parks for the study area in the greater context of Ward 7. Colors denote different land uses: residential (yellow), commercial (pink), industrial (brown), parks and open space (green), institutional (purple), and the Anacostia River with its tributary systems (blue).



## SUMMARY OF FOCUS GROUP MEETINGS

During Phase I, the UDA consultant team met with the following focus groups:

- Neighborhood organizations and leaders
- Developers
- Transportation agencies
- Parks and recreation agencies
- Environmental and conservation groups

In addition, a public meeting was held at the Cesar Chavez Charter School the evening of 9 August 2006. At the focus groups and the public meeting, information was gathered about existing conditions and three questions were asked:

- What are the good things, the assets, of the study area?
- What are the bad things, the problems, of the study area?
- What is your most hopeful vision for the area in five or ten years?

A summary of the responses of over one hundred persons is indicated in the summary box at right. The responses are listed in order of magnitude. Those listed at the top of the lists were the most frequently mentioned, decreasing in frequency down the columns.

Each participant was also given three green dots, three red dots, and three blue dots to place on a map of the study area to indicate good places (green), bad places (red), and places of potential (blue). The dot exercises are compiled on three diagrams at the far right.

## SUMMARY OF FOCUS GROUPS

### STRENGTHS

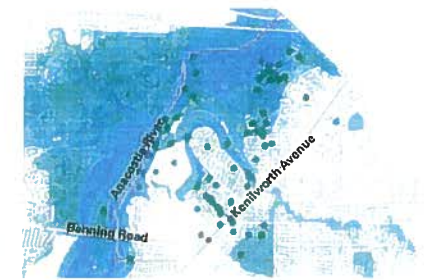
Public parks, including Kenilworth Park and Recreation Center, Kingman Island, Langston Golf Course, and Marvin Gaye Park  
Anacostia River  
Watts Branch  
Existing neighborhoods  
I-295/Kenilworth Avenue  
Metro Access (Minnesota Avenue Station)  
Community organizations  
Neighborhood groups  
Rural character  
Natural surroundings  
Quiet  
Potential for development  
Schools  
Downtown Ward 7  
'Great Streets' program for Benning Road and Nannie Helen Burroughs Avenue  
Affordable housing  
Kenilworth Aquatic Gardens  
National Arboretum  
New Parkside development  
Cultural heritage of Ward 7  
Diversity of people  
Close to Downtown DC and jobs

### WEAKNESSES

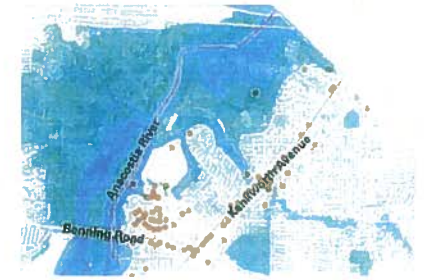
Access problems from I-295, Kenilworth Avenue, Minnesota Avenue, and Benning Road  
Benning Road: poor image and pedestrian unfriendly  
PEPCO plant, incinerator, and solid waste transfer facility  
Unsafe pedestrian bridge and tunnel to Metro station at Minnesota Avenue  
Lack of grocery store and other retail  
Quality of public open space and parks  
Nannie Helen Burroughs underpass and intersection  
Trash, pollution, and environmental issues  
No large indoor public meeting space  
Not enough facilities and activities for youth  
Poor gateways to the neighborhood  
Parking and traffic conflicts at the Minnesota Avenue Metro station  
No health clinic  
Parts of Kenilworth Courts  
Lack of buses  
No jobs  
Lack of affordable housing  
Fences around Mayfair Mansions and Paradise at Parkside  
Kenilworth Aquatic Gardens and National Arboretum are not connected to the neighborhood

### VISION IN FIVE TO TEN YEARS

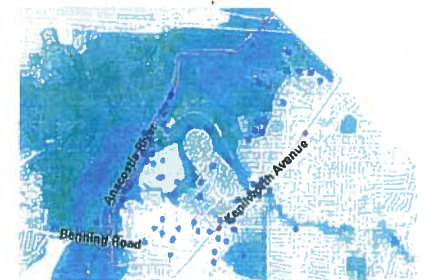
Mixed-income and affordable housing  
Upgraded parks with pedestrian connections to the neighborhoods  
Access to the Anacostia River  
Preserve the green river valley and the urban wilderness  
Trails along the river and streams that connect to the regional trail system  
New neighborhood-serving retail  
Preserve and celebrate local flavor, character, and culture  
First Tee Golf Course and youth program on landfill site with large public meeting room  
Attractive gateways to the neighborhood  
Part of the tourist destinations for DC  
No more development after Parkside and Pollin Community  
Relocate PEPCO  
Minimize impact of I-295 and railroad  
Connect neighborhood to Kenilworth Aquatic Gardens and National Arboretum  
Retain single family housing and small town feel  
Better traffic access to and from I-295 and Kenilworth Avenue  
Improve Neval Thomas School building  
Keep a healthy balance of home owners and renters  
Maintain diversity of people



Good Places



Bad Places



Places of Potential

## Initiative Areas

AS IDENTIFIED EARLIER, significant public and private investment is planned or underway in the study area (Lotus Square, Parkside Residential, Pollin Communities, and Kenilworth Park). However, four additional areas of Northern Ward 7 were identified during the planning process as Initiative Areas where public and private investment should be focused in the implementation phase:

- Nannie Helen Burroughs Avenue
- Benning Road
- Kenilworth Courts
- First Tee/Anacostia River Landing

These four areas are highlighted on the existing conditions map on this page and are described in detail on the following pages.

Note: The D.C. Water and Sewer Authority (WASA) states that approximately 90% of the existing water mains in the study area are old, unlined cast iron pipe that have long outlived their design life. Any improvements to the area need to factor in the upgrades to the WASA infrastructure.

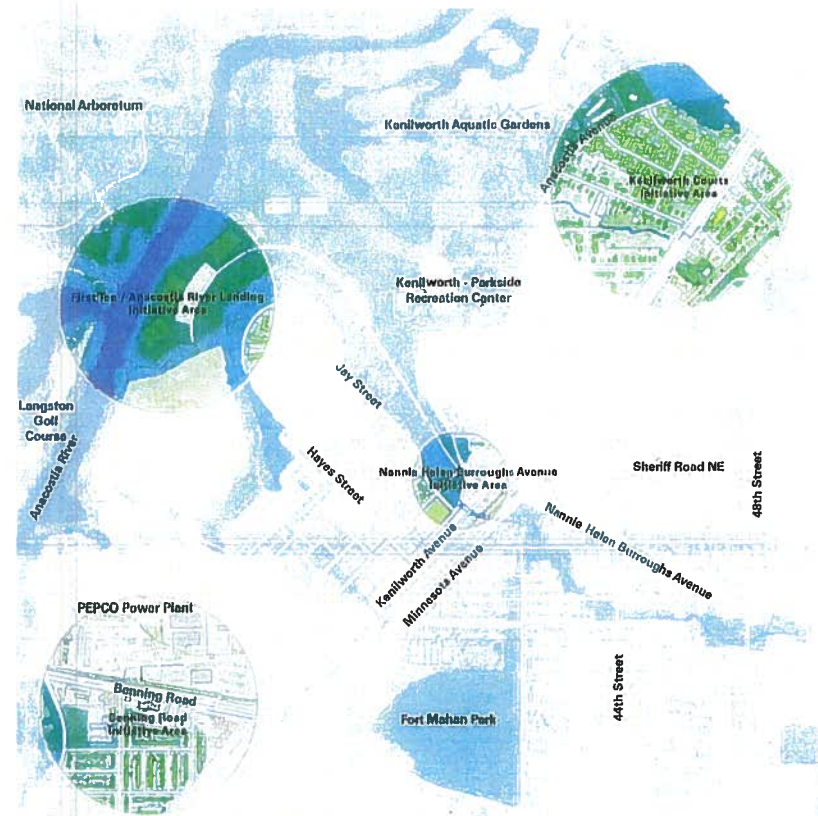


TABLE OF CONTENTS Four initiative areas were identified during the planning process.

## Kenilworth Courts



(ABOVE) VIEW OF PROPOSED KENILWORTH COURTS The new housing is in context with existing Eastland Gardens and includes a new neighborhood park.  
(BELOW) Photograph of Kenilworth Courts as it exists today



THE DISTRICT OF Columbia Housing Authority has identified Kenilworth Courts for renovation and redevelopment. This plan strongly encourages the Housing Authority and the Kenilworth Courts residents to initiate a comprehensive planning process to explore this possibility in more detail. During the Design Charrette, alternatives for the areas slated for demolition and replacement were studied. The consensus alternative is illustrated on this page. It is essentially a New Urbanist scheme using traditional neighborhood principles of houses with front porches, townhouses, and small apartment buildings facing tree-lined streets with service alleys and parking behind the units, in the character of adjacent Eastland Gardens. A new neighborhood park is located in the center of Kenilworth Courts on the seam between the renovated units and the redeveloped area. Public art should be incorporated into the new park. Replacement of aging water and sewer lines will be necessary.

A potential infill housing site along a little known creek tributary to the Anacostia River was revealed during the planning process. A new street is proposed that would be lined with townhouses on one side of the street with the stream and a new trail on the other side. Where this trail meets Kenilworth Avenue, a small park is shown opposite the landing of the pedestrian bridge to the Deanwood Metro Station. Facing the park is a new small apartment building.

This area should be designed with Low Impact Development (LDI) to minimize stormwater run-off into the tributary. The proposed housing should be designed with rain gardens, green roofs, rain barrels, and other features to retain stormwater on site. Native tree planting and stream restoration should be integral to the project.



Illustrative master plan of Kenilworth Courts transformation.

